File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9388 PAGE 728

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12600

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT A. HEUERMAN (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	Map 130-3
4312 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	Parcel 36
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FB BM 07795

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GEORGIA L. FERRELL , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT A. HEUERMAN AND WIFE, EMILY E. HEUERMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 Block 9 on the Plan of Resubdivision of Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Georgia L. Ferrell by deed from Sharrye Lynn Taylor of record in Book 7975, page 365, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5818, page 873; and (3) All matters appearing on the Plan of record in Plat Book 547, page 167, said Register's Office.

Flaire Ferrell, spouse of Georgia L. Ferrell, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue on his marriage to the said Georgia L. Ferrell.

64942 IDENTIF. ↑ REFERENCE

94 JUN 27 AM 10:44

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0349 06/27 0101 03CHECK 637.63

unimproved ( ) This is improved (XX) property, known as 4312 Sunnybrook Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of June, 19 94

Georgia L. Ferrell
GEORGIA L. FERRELL

Flaire Ferrell by Georgia Ferrell
FLAIRE FERRELL
BY: GEORGIA L. FERRELL, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGIA L. FERRELL with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of June, 19 94

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGIA L. FERRELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said FLAIRE FERRELL, and is authorized by the said FLAIRE FERRELL to execute this instrument on his behalf.

Witness my hand, at Office, this 21st day of June, 1994.

My Commission Expires: 11/20/96 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

GEORGIA L. FERRELL

TO

SCOTT A. HEUERMAN AND WIFE,
EMILY E. HEUERMAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 169900.00	
			CON TX 628.63	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 637.63	
			CHECK 637.63	
06/27/94	01	10:45 0001 0349		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64942
IDENTIF. & REFERENCE

94 JUN 27 AM 10:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 807046